



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

Promoting the wise use of land

MEETING DATE February 7, 2014	CONTACT/PHONE Xzandrea Fowler(805) 781-1172 xfowler@co.slo.ca.us	APPLICANT Peter Clark	FILE NO. COAL 13-0057 SUB2013-00002
SUBJECT A request by Peter Clark for a Lot Line Adjustment (COAL 13-0057) to adjust the lot lines between six parcels of 160 acres each, by consolidating them into four parcels of 102.21 acres, 131.05 acres, 189.87 acres, and 536.87 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agricultural land use category and subject to Williamson Act contract. The project is located on the east side of Shedd Canyon Road, approximately 2 miles northwest of CA Hwy 41, approximately 2.5 miles west of the community of Shandon. The site is in the El Pomar planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 13-0057 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A General Rule Exemption was issued on January 13, 2013 (ED13-133)			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 019-171-030, -031, & -012	SUPERVISOR DISTRICT(S): 1
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: LUO. Section 22.22.040 – Subdivision Design Standards for the Agriculture land use category			
EXISTING USES: Grazing			
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture/Irrigated Vineyard South: Agriculture/Grazing East: Agriculture/Grazing West: Agriculture/Grazing			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Shandon Advisory Council			
TOPOGRAPHY: Gently rolling to steeply sloping		VEGETATION: Grasses, shrubs, oak trees	
PROPOSED SERVICES: Water supply: Individual well Sewage Disposal: Individual septic system Fire Protection: Cal Fire		ACCEPTANCE DATE: September 25, 2013	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the shared lot line between six legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
Lot 1 = 160	Lot 1 = 102.21
Lot 2 = 160	Lot 2 = 131.05
Lot 3 = 160	Lot 3 = 189.87
Lot 4 = 160	Lot 4 = 536.87
Lot 5 = 160	N/A
Lot 6 = 160	N/A

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The six parcels included in the lot line adjustment are a 960 acre portion of the 2,430 acre "McCrea Ranch". The six parcels subject to the lot line adjustment are 160 acres each. The existing parcels are configured in quarter sections and the parcel lines follow the sectional lines. The adjustment will result in the reconfiguration of the shared lot line which follows an existing ridge line and sectional lines. The lot line adjustment will reduce the number of parcels from six to four. The adjustment will create a single large parcel and then configure the three remaining parcels to follow the ridge and the sectional lines. While the lot line adjustment will create two parcels that are smaller than parcels that exist today those parcels will continue to be part of the overall grazing operations of the larger McCrea Ranch.

The proposed lot line adjustment will result in parcels that are equal to or better than the existing situation for the following reasons:

- All of the lots will be within the range of parcel sizes set forth in the agriculture land use category, which is considered to be equal to the existing situation.
- The lot line adjustment will reduce development potential since it is reducing the overall number of parcels from six to four. This is considered to be better than the existing situation.

The primary purpose of the adjustment is to create a single large parcel for future conveyance while still maintaining three legal parcels that will remain in the ownership of the McCrea Ranch Family Trust. The proposed lot line adjustment does not create more development potential than what exists today. Future development must be consistent with applicable County regulations. The project will not result in the creation of any additional parcels.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Staff has concluded that the proposed adjustment is equal to or better than the existing lot line situation and is also consistent with both state and local law.

WILLIAMSON ACT:

All of the parcels subject to the lot line adjustment are located within Shandon Agricultural Preserve No.1 and have been under a Land Conservation (Williamson Act) contract since 1972. The minimum parcel size for the original contract was 40 acres for irrigated farm lands and 640 acres for grazing land. The landowner applied for and received approval of a "reduction in minimum parcel size" for the Agricultural Preserve and Land Conservation Contract in 2013. The effective minimum parcel size for conveyance and subdivision in the new contract is now 320 acres. Any conveyance of the parcels resulting from the lot line adjustment must be in combinations that include at least 320 acres in each ownership. The parcel configurations in the proposed adjustment will allow for conveyance of some of the property while maintaining consistency with the minimum parcel size, so long as the 320 acre ownerships are maintained. New Williamson Act contracts for the resulting parcels are not required because the proposed lot line adjustment is an internal re-configuration of parcels that are all contained within a single Williamson Act contract.

AGENCY REVIEW:

Public Works – No Concerns

Agricultural Commissioner – Proposal is equal to the existing parcel configuration in terms of agricultural resources.

Environmental Health – No Comments

LEGAL LOT STATUS:

The six existing parcels were legally created by a recorded map and a Certificate of Compliance, C91-025.

Staff report prepared by Xzandrea Fowler and reviewed by Steve McMasters.